



CITY OF BEND
BEND URBAN RENEWAL AGENCY

Core Area Advisory Board

August Meeting

Jonathan Taylor, Urban Renewal Manager

8/21/2025



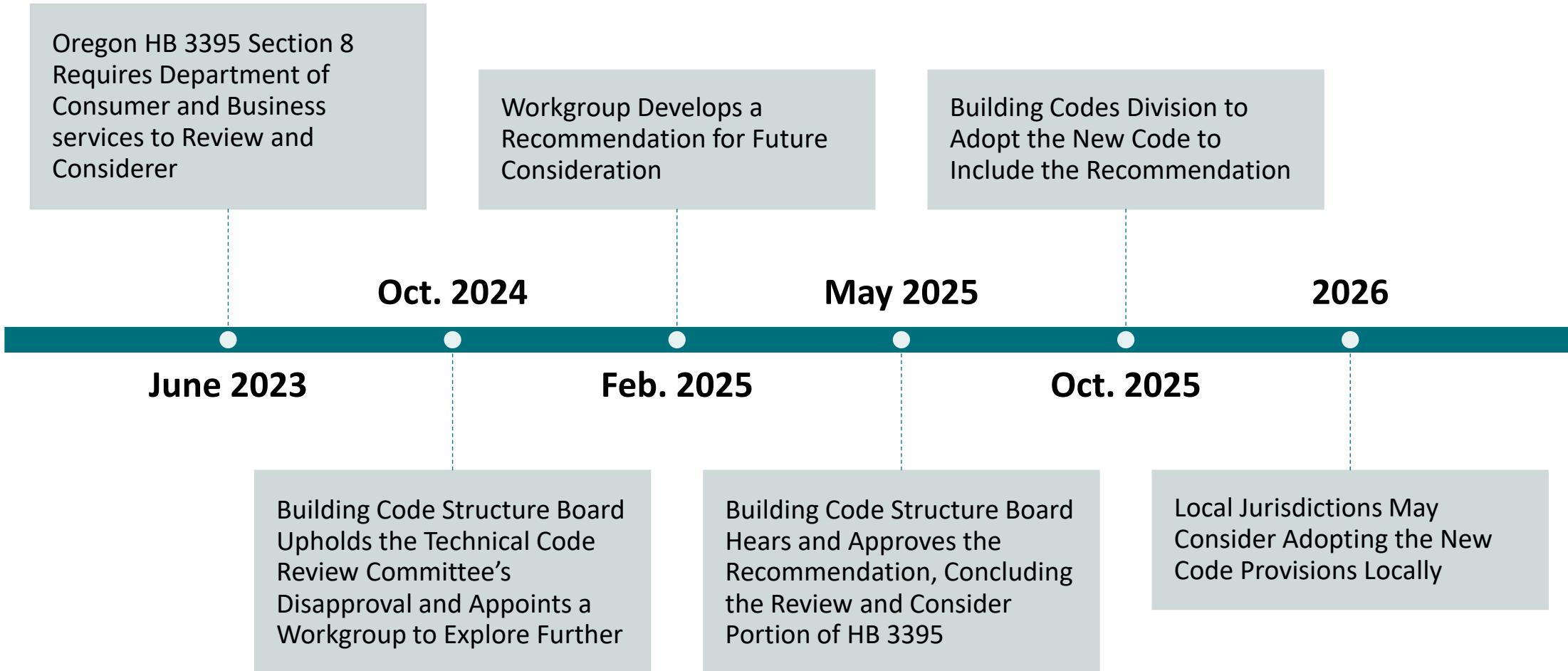
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6-Story Single Exit Stairway Discussion

**Kerry Bell, Affordable Housing Coordinator
Housing Division**

August 21, 2025

Status & Timeline



Code Option

SECTION Q101—GENERAL

Q101.1 Applicability. Where approved by the local fire service and adopted by the local *municipality*, the provisions of this appendix shall be permitted.

Q101.2 General. In addition to the *means of egress* requirements of Chapter 10, buildings containing Group R-2 *dwelling units* shall be permitted to be served by a single exit stairway under the following conditions:

1. The building shall not exceed four stories above grade plane in *building height*. [The application of Section 510 is not permitted.](#)
2. The *net floor area* of each story shall not exceed 4,000 square feet (418.5 m²).
3. Not more than four *dwelling units* shall be located on any *story*.
4. Exit access travel distance shall not exceed 125 feet (38 100 mm) feet.
5. Openings to *interior exit stairway* enclosures shall be limited to those required for exit access into the enclosure from normally occupied spaces, those required for egress from the enclosure, and openings to the exterior. Elevators shall not open into the *interior exit stairway* enclosure.
6. *Emergency escape and rescue openings* shall be provided in accordance with Section 1031.
7. A *manual fire alarm system* and *automatic smoke detection system* that activates the occupant notification system in accordance with Section 907.5 shall be provided. Smoke detectors shall be located in common spaces outside of *dwelling units*, including but not limited to; gathering areas, laundry rooms, mechanical equipment rooms, storage rooms, interior *corridors*, *interior exit stairways*, and *exit passageways*.
8. Regardless of the building or stairway type of construction, *automatic sprinkler* locations in *interior exit stairways* shall comply with the requirements of NFPA 13 for combustible stairways.
9. Electrical receptacles shall not be permitted in *interior exit stairways*.
10. [Mezzanines and sleepings lofts are not permitted.](#)

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Core Area Investment Strategy (Invest Bend)



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Today's Process

- Session 1 Recap
- Current and Projected Financial Picture with Funding Options
- Discuss and Confirm Goals
- Discuss and Rank Investment Priorities
- Discuss and Confirm Proposed Funding Option
- Next Steps: staff will then draft a proposed outline of a five-year work plan /investment strategy for refinement and discussion based on the confirmed goals, program priorities with targeted level of funding.



Recap of Session 1

1. Recommend that 90% of the next five-year TIF revenues be used for private development.
 - This can include necessary on-, off-site infrastructure required for a development to occur



Financial Projections 2025-2030



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Recap of Session 1

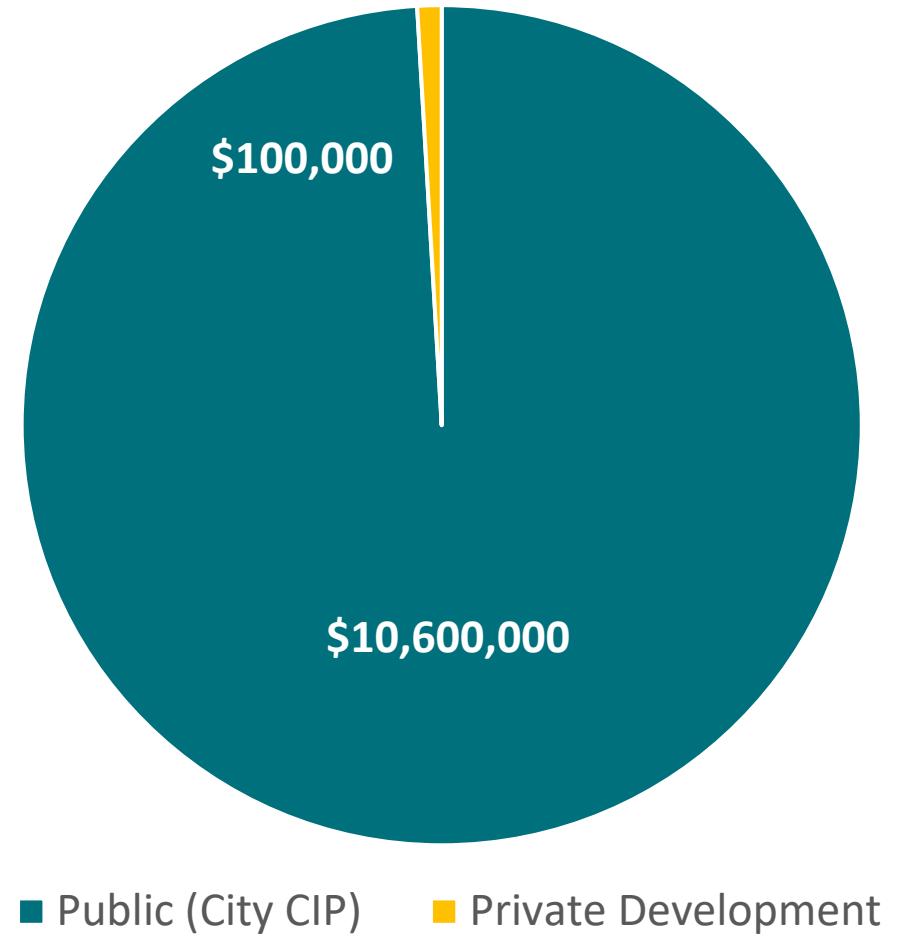
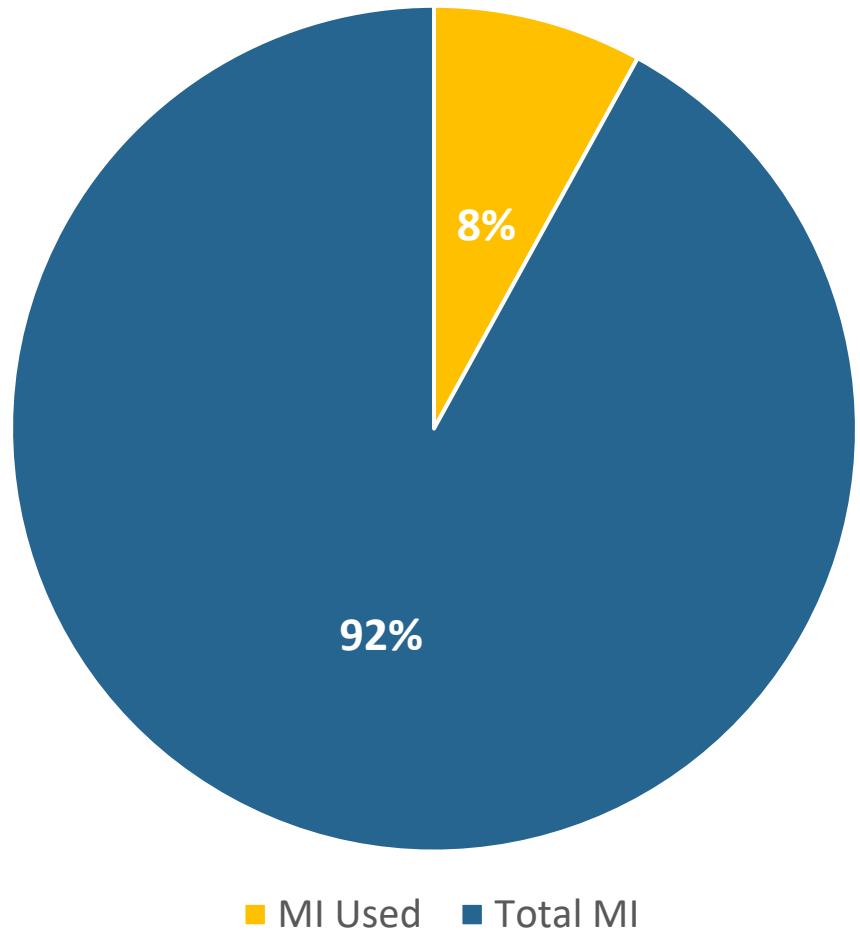


Figure 1. Housing Units

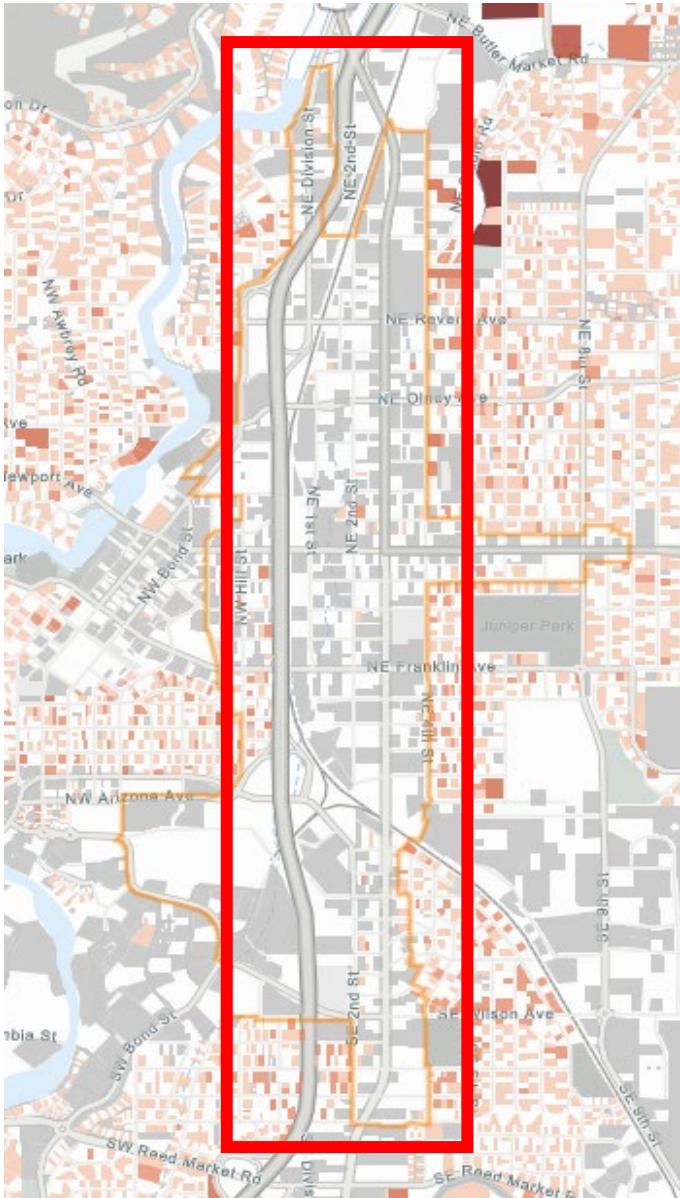


Figure 2. Population Density

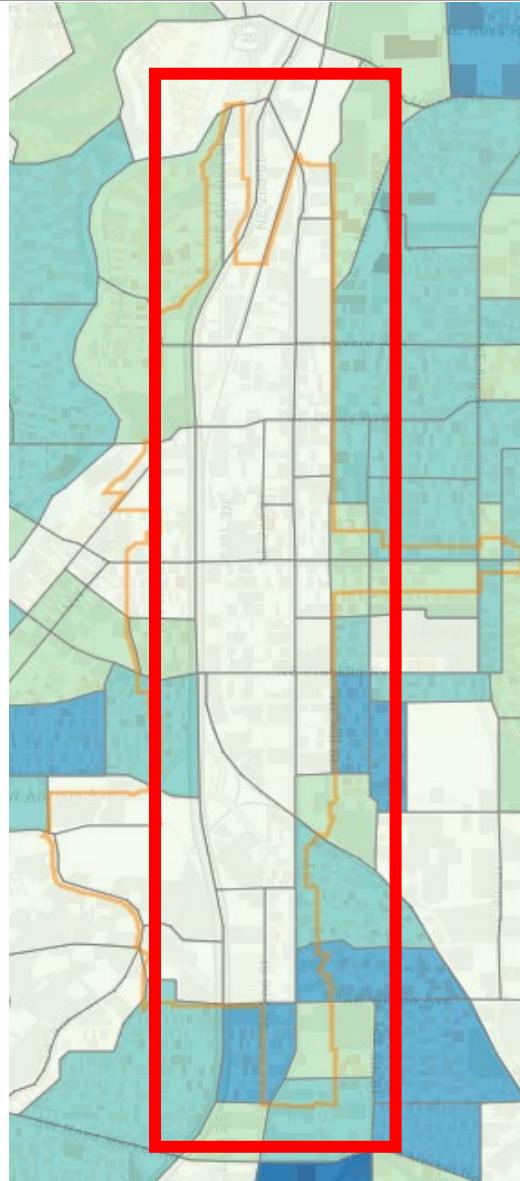
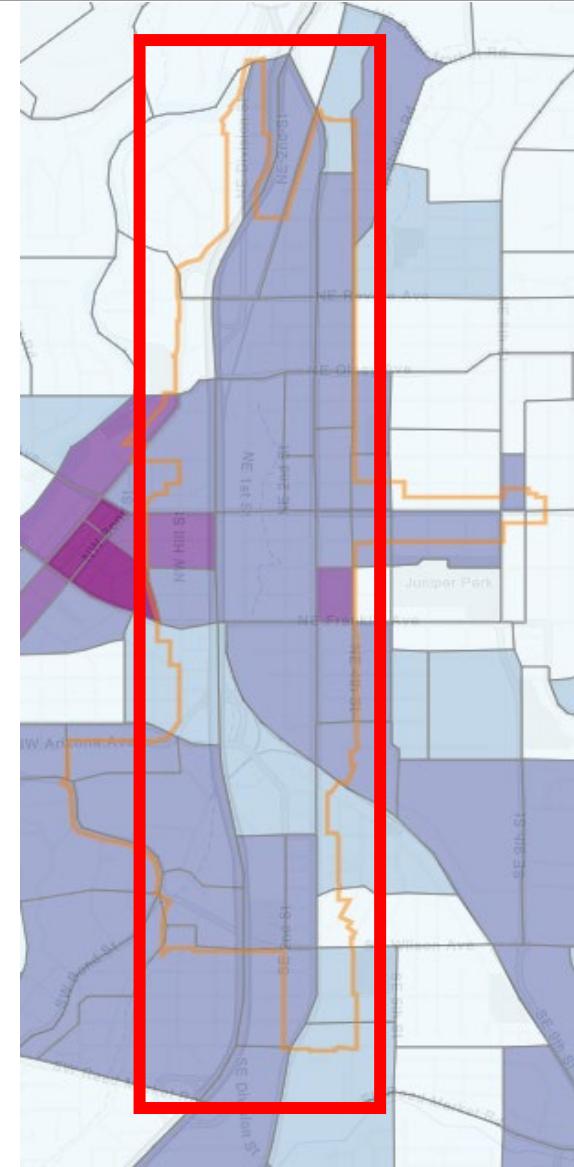
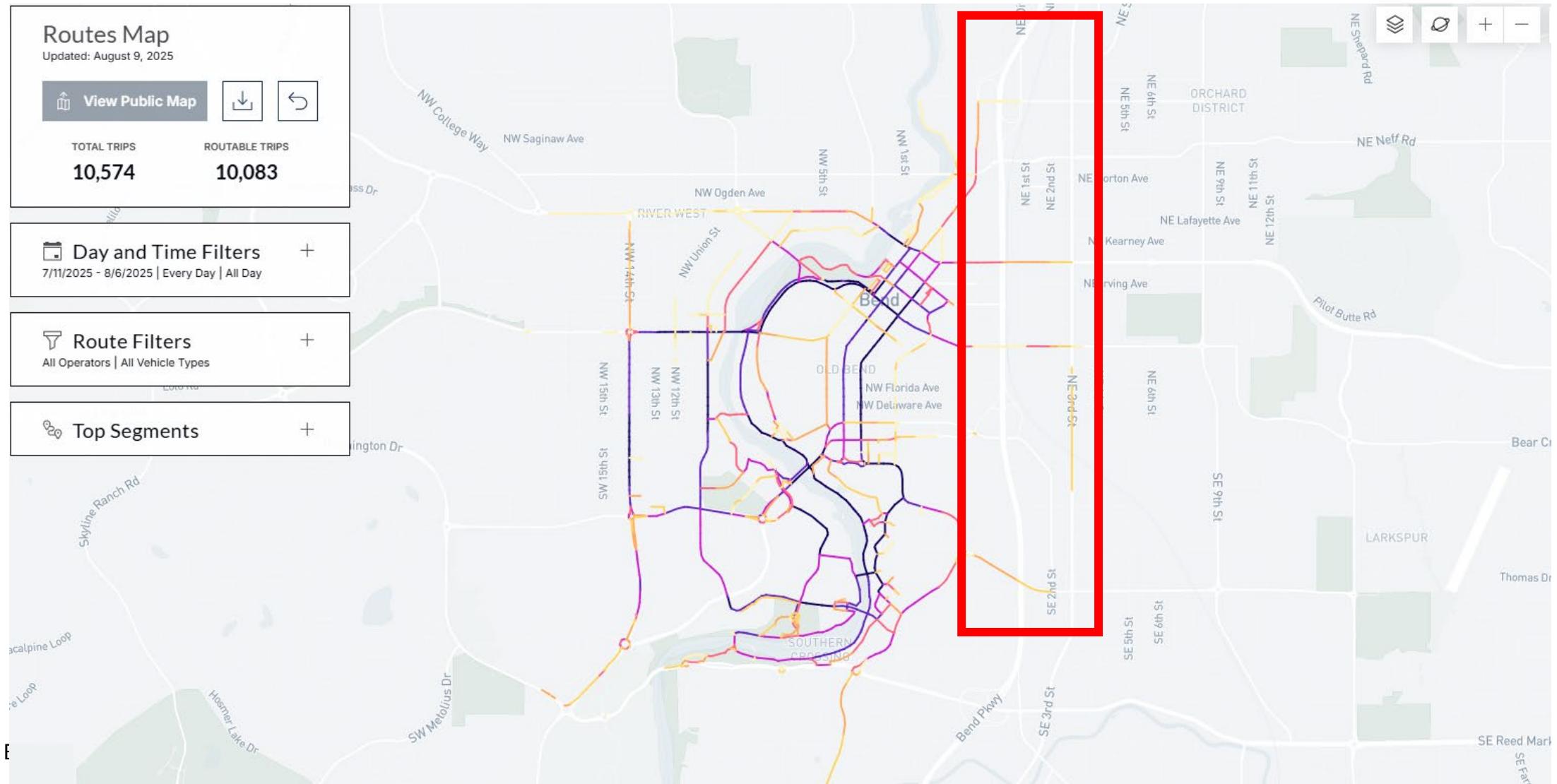


Figure 3. Employment Density

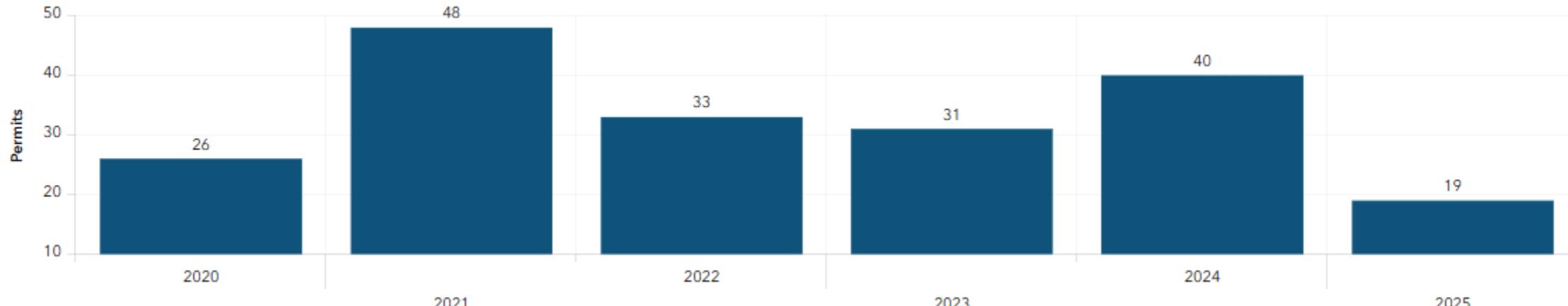


Mobility



Core Area Investments

PERMITS BY YEAR

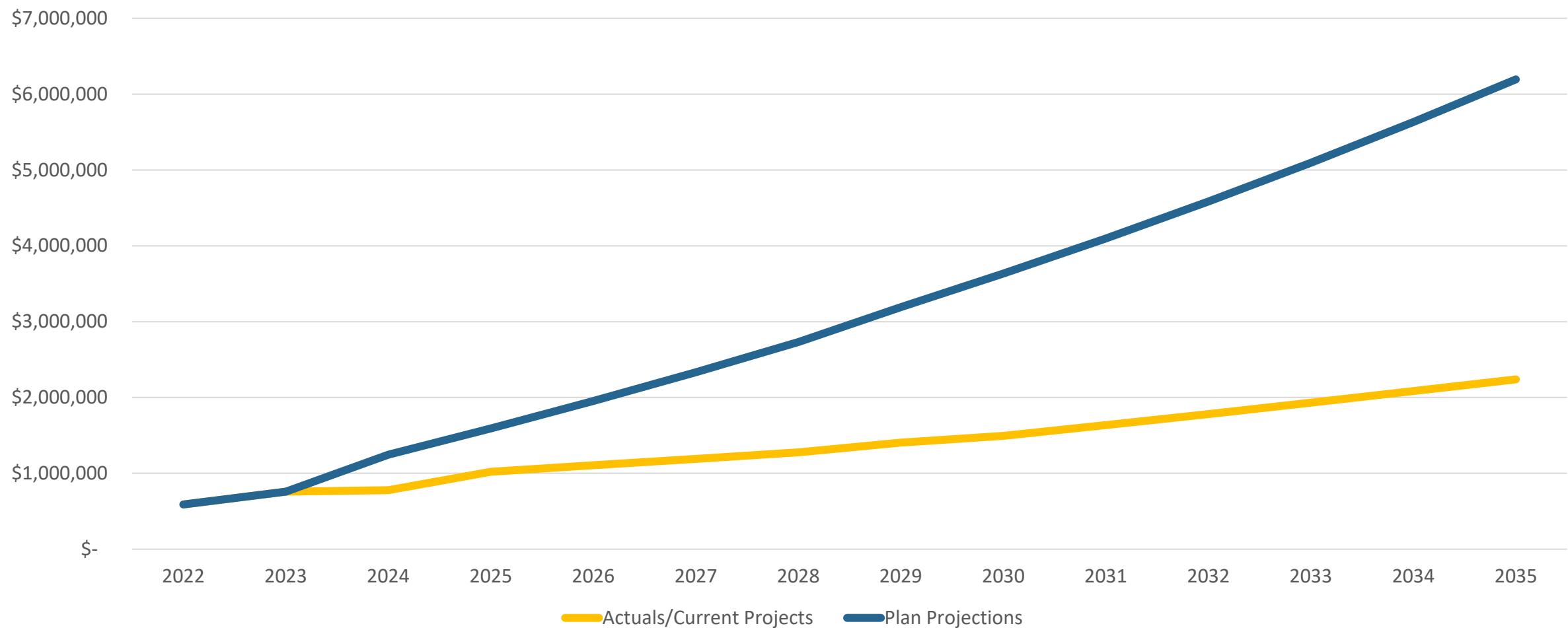


PERMIT VALUATIONS BY YEAR



BEND URBAN RENEWAL AGENCY

TIF 2035 Projections



BEND URBAN RENEWAL AGENCY

FINANCIAL OPTIONS SUMMARY

	2026	2027	2028	2029	2030
Beginning Balance	\$1,427,211	\$1,325,837	\$1,306,164	\$1,212,648	\$1,259,343
Interest Earnings	\$7,100	\$4,300	\$7,700	\$10,300	\$13,300
TIF Resources	\$1,107,400	\$1,191,900	\$1,328,100	\$1,467,700	\$1,610,100
Total Resources	\$2,543,737	\$2,524,064	\$2,643,992	\$2,692,677	\$2,884,773
Debt Service	\$917,100	\$917,100	\$1,109,700	\$1,109,700	\$1,109,700
Personnel Services	\$62,100	\$62,100	\$67,068	\$67,068	\$72,433
Materials and Services	\$64,400	\$64,400	\$66,332	\$68,322	\$70,372
Transfers to City General Fund	\$174,300	\$174,300	\$188,244	\$188,244	\$203,304
Total Expenditures	\$1,217,900	\$1,217,900	\$1,431,344	\$1,433,334	\$1,455,809
TIF Reserves	\$1,325,837	\$1,306,164	\$1,212,648	\$1,259,343	\$1,428,964
New Bond(s)	\$4,000,000		\$2,000,000		
5-Year TIF Availability			\$7,428,964		
Outstanding Bond			\$1,500,000		
5-Year TIF Availability			\$8,928,964		

Key Considerations:

- 1.25% Growth (2025-2027)
- 2% Growth (2028-2030)
- DSCR: 1.25+

Impacts:

- \$200K Annual (Reserves)
- \$4,000,000 in 2026 (June)
- Primarily for Smaller Projects

Pros:

- Beginning Mentality
- \$5.2M (2025-2027)

Cons:

- \$7.4 over 5yrs may have little impact
- Next Bond Capacity 2034
- High transfers to GF



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FINANCIAL OPTIONS SUMMARY

	2026	2027	2028	2029	2030
Beginning Balance	\$1,427,211	\$1,708,911	\$2,072,311	\$2,554,467	\$2,522,833
Interest Earnings	\$7,100	\$4,300	\$7,700	\$10,300	\$13,300
TIF Resources	\$1,107,400	\$1,191,900	\$1,328,100	\$1,467,700	\$1,610,100
Total Resources	\$2,541,711	\$2,905,111	\$3,408,111	\$4,032,467	\$4,146,233
Debt Service	\$532,000	\$532,000	\$532,000	\$1,186,000	\$1,186,000
Personnel Services	\$62,100	\$62,100	\$67,068	\$67,068	\$72,433
Materials and Services	\$64,400	\$64,400	\$66,332	\$68,322	\$70,372
Transfers to City General Fund	\$174,300	\$174,300	\$188,244	\$188,244	\$203,304
Total Expenditures	\$832,800	\$832,800	\$853,644	\$1,509,634	\$1,532,109
TIF Reserves	\$1,708,911	\$2,072,311	\$2,554,467	\$2,522,833	\$2,614,124
New Bond(s)				\$8,000,000	
5-Year TIF Availability			\$10,614,124		
Outstanding Bond			\$1,500,000		
5-Year TIF Availability			\$12,114,124		

Key Considerations:

1.25% Growth (2025-2027)

2% Growth (2028-2030)

DSCR: 1.25+

Impacts:

- \$200K Annual (TIF Reserves)
- \$1.5M Projects (Franklin)
- New Bond in 2029

Pros:

- Beginning Mentality
- Build Capacity for Large Private Project

Cons:

- No impact in the next 4 years
- High transfers to GF



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Goals, Priorities, Work Plan and Projects Discussion



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Proposed CAAB/BURA Priorities (2025-2030)

- CAAB's key priority for the next 2-5 years will be Direct Private Development (90%)
- Core Area Public Infrastructure investments continue to be vital. CAAB recommends the City prioritize specific Core Area needs and projects.



Proposed Core Area Goals (2025-2030)

- Increase TIF to 3% (currently 1.25%)
- Get 3-5 projects under construction in the BCD. Ideally, most/all are residential; at least one is mixed use; at least one includes affordable units
- Assist as needed with relocation of the bottle drop (City in lead)



Proposed CAAB Work Plan (2025-2030)

- **Enhance Private Development Assistance/Incentives**
 - Grants, loans, rebates
 - Determine types of projects and judgement criteria
 - Determine levels of investment per project
 - Administer Grant Program (solely in the purview of CAAB)



Proposed CAAB Work Plan (2025-2030)

- **Identify High Value Properties**
 - Current methodology
 - RMV Ration .5 or less
 - Sites 0.3 acres or larger
 - No solely residential zoned properties
 - **Determine if CAAB/BURA want to become property developers (property acquisition)**



Proposed CAAB Work Plan (2025-2030)

- BURA Recommendations (TBD)
- **City Council Recommendations**
 - Drake to Juniper Route via Hawthorne Crossing
 - Clarify timeline and resources for all City-owned properties
 - Open space/park development
 - Sewer infrastructure (BURA CIP \$3.9M)
 - Enhance CAAB/BURA Assistance – including SDC exemptions and CIP assistance from the City for BURA approved projects. Leverage limited TIF dollars
 - Increase internal risk-tolerance
 - Provide space for BURA to function (adequately schedule time for BURA to meet and consider projects.



CAAB/BURA Tools to Accomplish Goals



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Tools

Three Methods (One, Some, or All)

1. TIF Reserves
2. Rebates
3. Bonds

Upfront Assistance

- Grants, Loans, Site-Assistance
 1. Façade/Tenant Improvements
 2. SDC/Fee Coverage
 3. \$750,000 monetary contribution
 4. Manage and pay infrastructure projects on the behalf of the developer

On-Going Assistance

- Rebates



Hypothetical Project

Project: 200 Unit Mixed-Use Residential

Project Cost: \$90 million

Cost Gap: \$15 million (16%)

Development Package 1 (BURA Only)

1. \$749,999 monetary contribution (TIF reserves)
2. \$5.2 million SDC Grant (bond)
3. \$9.1 million rebate for 23 years (rebate)

Pros: Generates immediate capacity

Cons: No future increment

Development Package 2 (BURA/City)

1. \$749,999 monetary contribution
2. \$5.2 million SDC City Exemption
3. \$5.2 infrastructure fund/management
4. \$1.2 million rebate for 3 years

(This is an assumption of reducing the finance cost of \$11.5 million from overall development costs)

Pros: Generates immediate capacity

Cons: Generates increment in year 4.



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CAAB Discussion



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Proposed Exercise

- Discuss and Confirm Goals
- Discuss and Rank Investment Priorities
- Discuss and Confirm Proposed Funding Option
- Next Steps: staff will then draft a proposed outline of a five-year work plan /investment strategy for refinement and discussion based on the confirmed goals, program priorities with targeted level of funding.



Core Area Goals and Priority Rankings

- Increase TIF to 3% (currently 1.25%)
- Get 3-5 projects under construction in the BCD. Ideally, most/all are residential; at least one is mixed use; at least one includes affordable units
- Assist as needed with relocation of the bottle drop (City in lead)

Are these the proposed goals that CAAB wishes to recommend to BURA? Are there others or should some be removed? What are the types of private development projects that CAAB/BURA should support?



Staff Proposed Rankings of Priorities (Do you agree)

1. Administer and fund façade grants
2. Create new incentives/programs/investment amounts for implementation
3. Identify high-value properties and desired geographic areas of investment
4. Fund-stalled development
5. Recruit/identify new development
6. Develop a property acquisition program
7. Master plan areas of the Core Area
8. Focus on development and zoning code barriers



Which options would you like to explore?

OPTION 1

2025-2027: \$5.3M

5-Year Amount: \$7.4M

With Realo Franklin: \$8.9M (2026-2030)

Impacts:

- \$200K Regular Programming
- \$4,000,000 in 2026 (June)
- Primarily for Smaller Projects

Pros:

- Beginning Mentality
- Public perception can begin to change
- \$5.2M (2025-2027)
- Small to Medium Projects

Cons:

- 6-7% Interest Rates on Bonds
- \$7.4 over 5yrs may have little impact
- Next Bond Capacity 2034 <-a lot can change in 10yrs

OPTION 2

2025-2027: \$2.1M

5-Year Amount: \$10.6M

With Realo Franklin: \$12.1M (2026-2030)

Impacts:

- \$200K Regular Programming
- \$8M Bond in 2028
- Immediate impact is for micro-small projects

Pros:

- Beginning mentality
- Opportunity to Master Plan with Identified Amount
- Look at a property acquisition strategy
- Maybe lower interest rates in the future

Cons

- Delayed new TIF generation
- Higher chance of continued stagnant development
- Higher likelihood of missed opportunities



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